130.0	0001	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	920,500 / 920,500
					USE VALUE:	920,500 / 920,500
					ASSESSED:	920,500 / 920,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		OAK KNOLL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEIN WILLIAM M &	
Owner 2:	STEIN MIRIAM	
Owner 3:		
Street 1:	17 OAK KNOLL	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,557 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Wood Shingle Exterior and 1831 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9557.000	313,300	3,000	604,200	920,500
Total Card	0.219	313,300	3,000	604,200	920,500
Total Parcel	0.219	313,300	3,000	604,200	920,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 502.73 | /Parcel: 502.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 84054

GIS Ref

GIS Ref

Insp Date 07/17/18

Parcel ID 130.0-0001-0015.0

!10170!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	313,400	3000	9,557.	604,200	920,600	920,600	Year End Roll	12/18/2019
2019	101	FV	250,600	3000	9,557.	637,800	891,400	891,400	Year End Roll	1/3/2019
2018	101	FV	250,600	3000	9,557.	470,000	723,600	723,600	Year End Roll	12/20/2017
2017	101	FV	250,600	3000	9,557.	449,800	703,400	703,400	Year End Roll	1/3/2017
2016	101	FV	250,600	3000	9,557.	416,300	669,900	669,900	Year End	1/4/2016
2015	101	FV	236,700	3000	9,557.	349,100	588,800	588,800	Year End Roll	12/11/2014
2014	101	FV	236,700	3000	9,557.	341,100	580,800	580,800	Year End Roll	12/16/2013
2013	101	FV	236,700	3000	9,557.	324,900	564,600	564,600		12/13/2012

PRINT

Date	Time
12/11/20	00:30:36

LAST REV

Date	Time
12/27/19	08:15:47

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10170

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13453-308		6/1/1978		53,500	No	No		Y

USER DEFINED

Prior Id # 1:	84054
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2019	1397		11,458					
7/6/2007	532	Re-Roof	11,000			G9	GR FY09	
7/8/2004	610	New Wind	6,950					
5/24/2000	379	Redo Bat	4,200					1ST FL BTH

ACTIVITY INFORMATION

Date	Result	By	Name
7/17/2018	Inspected	CC	Chris C
5/25/2018	TTL REFUSAL	HS	Hanne S
11/21/2008	Meas/Inspect	201	PATRIOT
3/31/2005	Permit Visit	BR	B Rossignol
4/10/2000	Inspected	276	PATRIOT
11/18/1999	Mailer Sent		
11/3/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9557		Sq. Ft.	Site		0	90.	0.70	10			Access	-5					604,238						604,200	

Total AC/HA:	0.21940	Total SF/SM:	9557	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 604,238	Spl Credit		Total: 604,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22345710
Const Adj.:	0.98990101
Adj $ / SQ:	157.443
Other Features:	71750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	454126
Depreciation:	140779
Depreciated Total:	313347

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2000
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

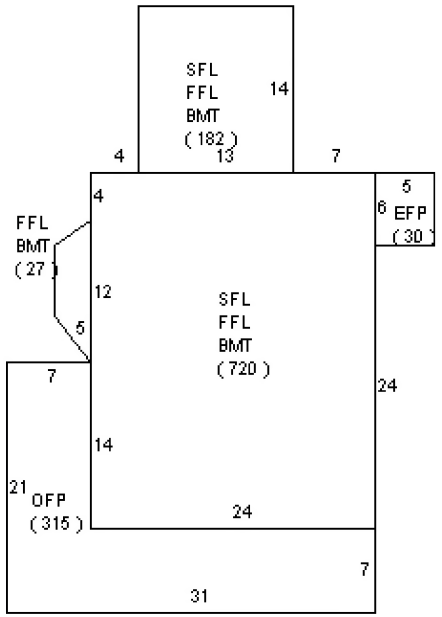
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.19
Special Features:	0	Val/Su Net:	100.90
Final Total:	313300	Val/Su SzAd	171.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	929	47.230	43,879
FFL	First Floor	929	157.440	146,265
SFL	Second Floor	902	157.440	142,014
OFP	Open Porch	315	21.520	6,778
EFP	Enclos Porch	30	71.870	2,156

Net Sketched Area:	3,105			Total:	341,092
Size Ad	1831	Gross Are	3105	FinArea	1831

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

130.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	FR	1912	25.42	T	50	101			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:		Total:	3,000